

The logo consists of the letters 'WWH' in a bold, sans-serif font. The first 'W' is dark blue, the second 'W' is a lighter blue, and the 'H' is dark blue. The background features abstract geometric shapes in shades of blue and green on the left and right sides.

**WWH**

**WINDSOR / WEST HANTS**

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**TOGETHER**



**WEST HANTS REGIONAL MUNICIPALITY**

**Public Information Meeting**

VIRTUAL

June 10, 2021 6:00 pm

Windsor Land Use By-law Text Amendment:  
Reduced Lot Requirements for Specific PID's on Payzant Drive

Agenda

1. Meeting called to order
2. Introduction by Chair
3. Overview of Proposal and Process: Planning Staff
4. Owner or Developer presentation (they do not intend to present)
5. Questions or Comments from the public can be sent until 4:30 pm June 25<sup>th</sup> to Ms. Poirier to:
  - P.O. Box 3000, Windsor, NS B0N 2T0;
  - (902)798-8391 ext. 117; or
  - spoirier@westhants.ca.
6. Conclusion of Public Information Meeting



**PID 45358314, 45366986, 45055167, 45276441,  
45190493 and 45364775, Payzant Drive  
Land Use By-law Text Amendment  
Public Information Meeting  
June 10, 2021**

# Application

- ▶ A completed application was received on May 6, 2021 from Mitch Brison to consider reduced minimum lot specification requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in Windsor for specific PID's on Payzant Drive
- ▶ The lots are owned by Brison Developments Limited and 3229190 Nova Scotia Limited; Mitch Brison is the Director of those companies

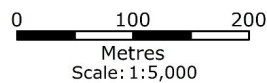
# Application Cont.

- ▶ The applicant is proposing to develop single- and two-unit dwellings on the majority of subject lots which would be permitted as-of-right as per the current zoning
- ▶ The applicant is also proposing that this residential development in Windsor would connect to the Crossing via a new public street
- ▶ Therefore, the applicant is requesting Council to consider amending the Windsor Land Use By-law to permit the same minimum lot specifications for single- and two-unit dwellings as is permitted in the mixed residential area of the Crossing development agreement (2019)

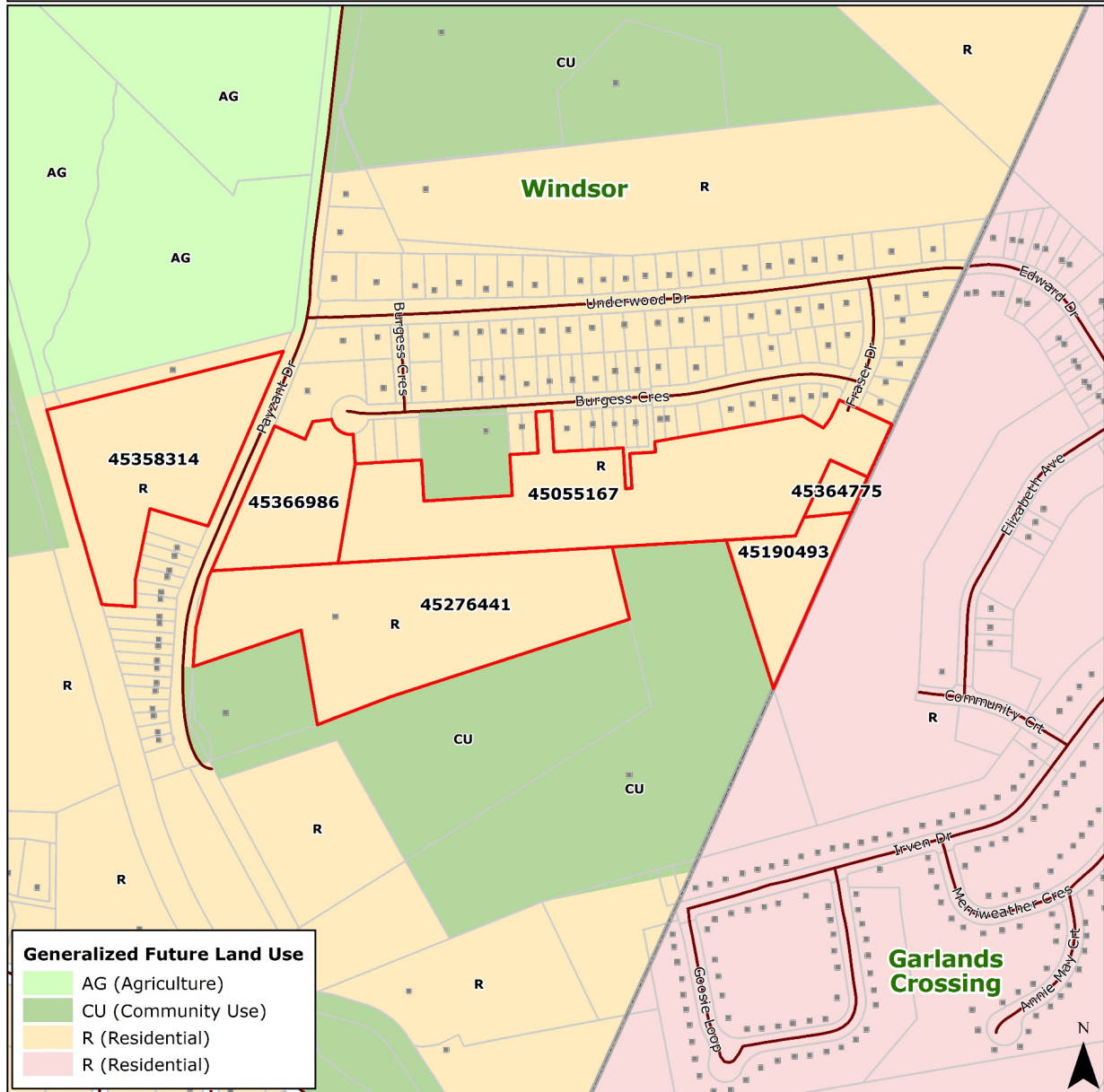


Base data derived from the Nova Scotia Property Records Database (NSPRD) and the Nova Scotia, Geomatics Centre (NSGC), Copyright Her Majesty The Queen in Right of the Province of Nova Scotia. This map is a graphical representation only. It is not a land survey and is not intended for used for legal descriptions or to calculate exact dimensions or area. Prepared by: West Hants Regional Planning and Development Department May, 2021

### Orthophoto



- Subject Parcels
- Communities
- Parcels
- Civics
- Roads

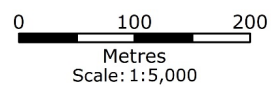


**Generalized Future Land Use**

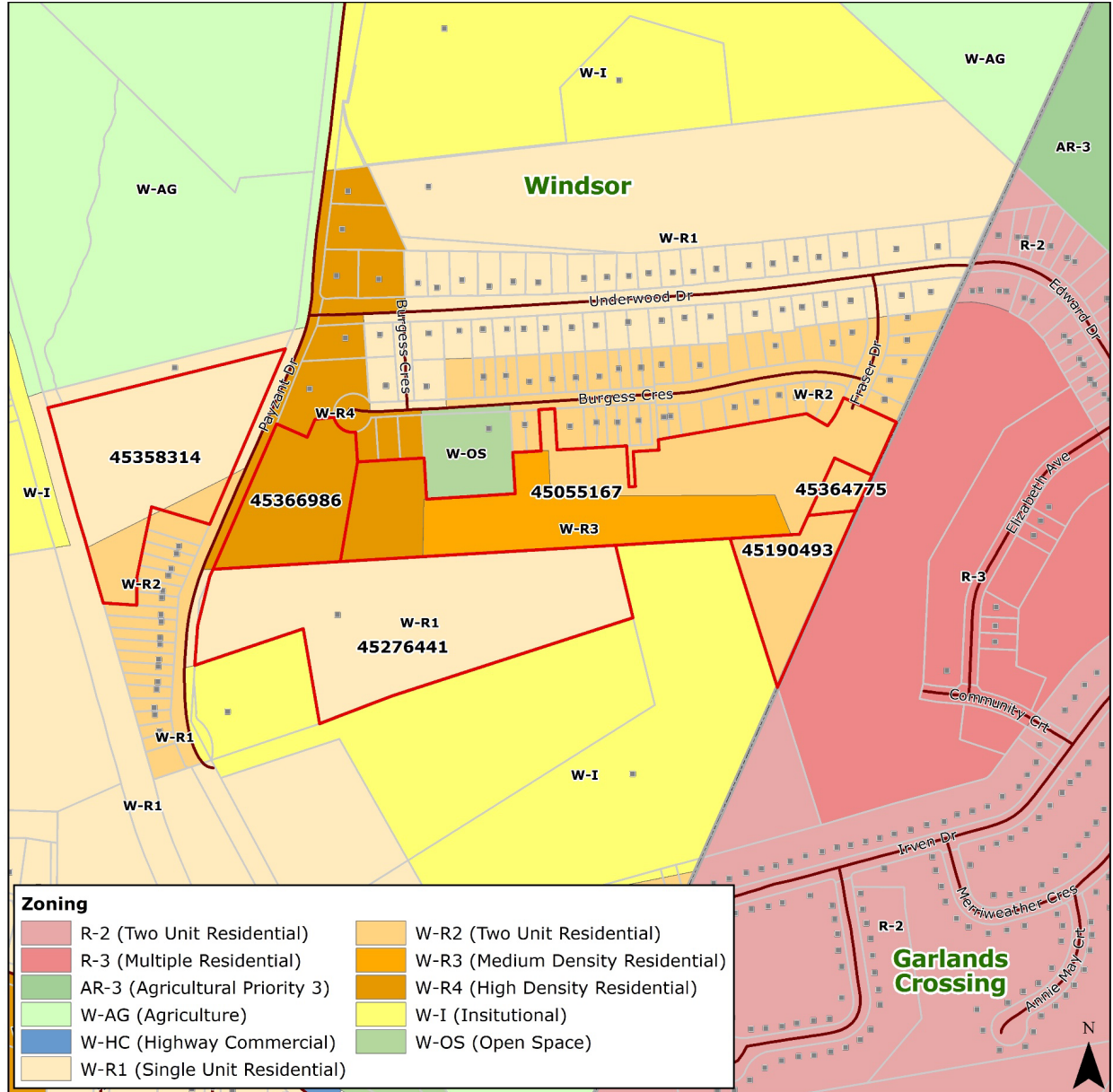
- AG (Agriculture)
- CU (Community Use)
- R (Residential)
- R (Residential)

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










**Generalized Future Land Use**



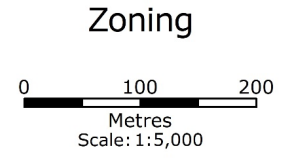
- Subject Parcels
- Communities
- Parcels
- Civics
- Roads








**Zoning**

 R-2 (Two Unit Residential)	 W-R2 (Two Unit Residential)
 R-3 (Multiple Residential)	 W-R3 (Medium Density Residential)
 AR-3 (Agricultural Priority 3)	 W-R4 (High Density Residential)
 W-AG (Agriculture)	 W-I (Insitutional)
 W-HC (Highway Commercial)	 W-OS (Open Space)
 W-R1 (Single Unit Residential)	

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-  Subject Parcels
-  Communities
-  Parcels
-  Civics
-  Roads

# Policy

- ▶ There is no specific policy to amend the minimum lot specification requirements in the Single Unit Residential (R-1) and Two Unit Residential (R-2) zones in Windsor; however, Council may consider amending its documents as it deems necessary
- ▶ **Policy 16.3.1** states general criteria for any Windsor Land Use By-law amendment

# Single Unit Residential (R-1) Zone

Current Windsor Land Use By-law			Proposed Exception for PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775
	with town services	with on-site services	
<b>Minimum lot area</b>	6,000 ft <sup>2</sup> (557.40 m <sup>2</sup> ) 7,000 ft <sup>2</sup> (650.30 m <sup>2</sup> ) for corner lots	30,000 ft <sup>2</sup> (2,787.00 m <sup>2</sup> )	4,000 ft <sup>2</sup> (371.60 m <sup>2</sup> ) 5,000 ft <sup>2</sup> (464.5 m <sup>2</sup> ) for corner lots
<b>Minimum lot frontage</b>	60 ft (18.29 m)	120 ft (36.58 m)	40 ft (12.19 m)
<b>Minimum front yard</b>	25 ft (7.62 m)		15 ft (4.57 m)
<b>Minimum flankage yard</b>	-		15 ft (4.57 m)
<b>Minimum rear yard</b>	25 ft (7.62 m)		25 ft (7.62 m)
<b>Minimum side yard</b>	<b>one side</b>	4 ft (1.22 m) for the first storey plus 2 ft (0.61 m) for each additional storey	4 ft (1.22 m)
	<b>other side</b>	10 ft (3.05 m)	4 ft (1.22 m)
<b>Maximum height of main building</b>	35 ft (10.67 m)		35 ft (10.67 m)
<b>Maximum height of accessory building</b>	15 ft (4.57 m)		15 ft (4.57 m)

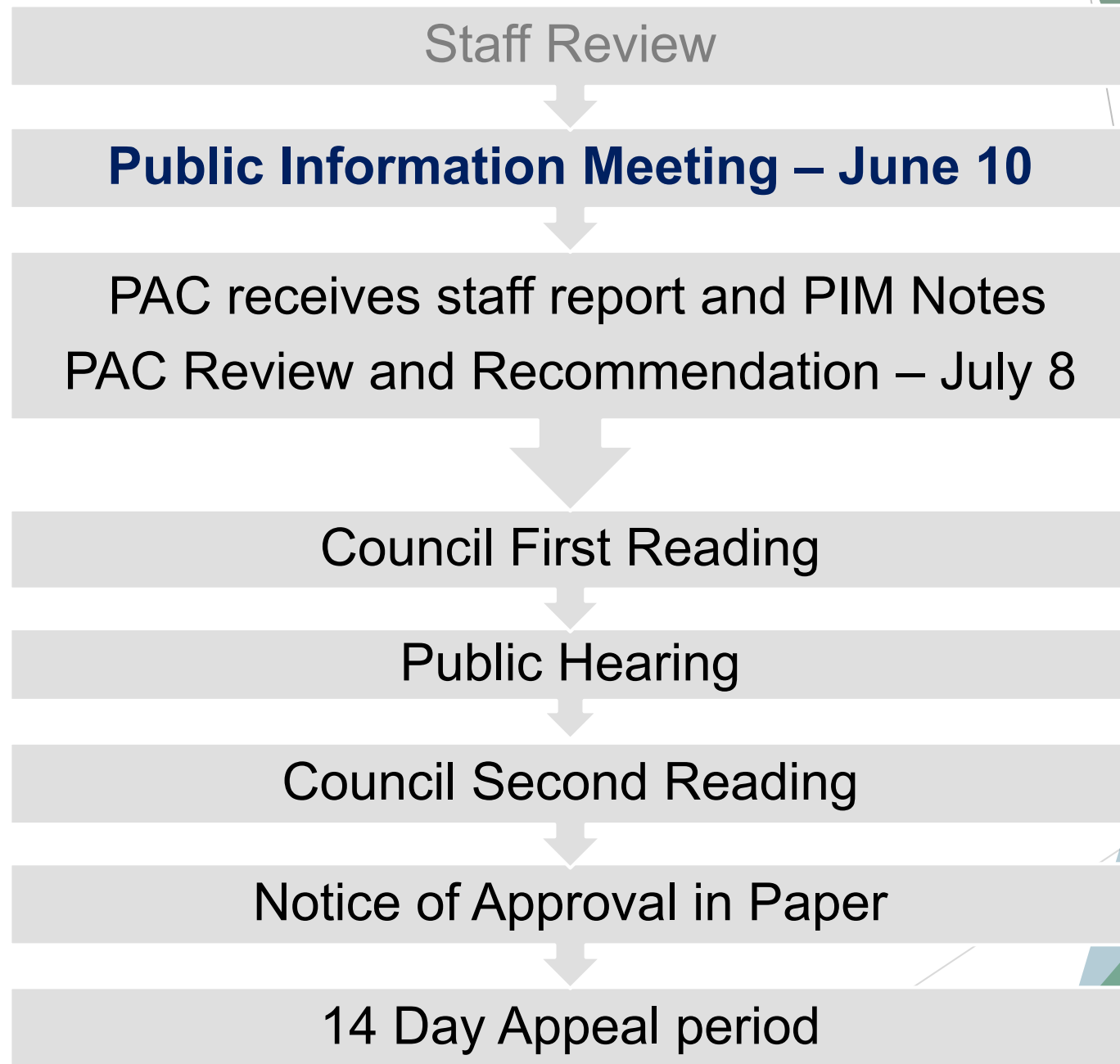
# Two Unit Residential (R-2) Zone

<b>Current Windsor Land Use By-law</b>		<b>Proposed Exception for PID 45358314, 45366986, 45055167, 45276441, 45190493 and 45364775</b>
<b>Minimum lot area</b>	3,500 ft <sup>2</sup> /unit (325.15 m <sup>2</sup> /unit)	2,000 ft <sup>2</sup> (185.80 m <sup>2</sup> ) / unit 3,000 ft <sup>2</sup> (278.7 m <sup>2</sup> ) / unit for corner lots
<b>Minimum lot frontage</b>	35 ft/unit (10.67 m/unit)	20 ft (6.1 m) / unit
<b>Minimum front yard</b>	25 ft (7.62 m)	15 ft (4.57 m)
<b>Minimum flankage yard</b>	-	15 ft (4.57 m)
<b>Minimum rear yard</b>	25 ft (7.62 m)	25 ft (7.62 m)
<b>Minimum side yard</b>	10 ft (3.05 m)	4 ft (1.22 m)
<b>Maximum height of main building</b>	35 ft (10.67 m)	35 ft (10.67 m)
<b>Maximum height of accessory building</b>	15 ft (4.57 m)	15 ft (4.57 m)

- ▶ If approved this amendment would only apply to the specific PIDs listed, not every property zoned Single Unit Residential (R-1) or Two Unit Residential (R-2) in Windsor
- ▶ These are **minimum** lot specification requirements
- ▶ The National Building Code takes precedence over the Land Use By-law, therefore if this amendment is approved and added to the Windsor Land Use By-law the developer will still have to follow the National Building Code requirements for those reduced lot specifications

# Process

Notice was placed  
in the Valley  
Journal



# Comment Submission

- ▶ Comments and questions can be submitted by the public until **June 25**
- ▶ All correspondence should be sent to:  
Sara Poirier, Planner

Phone	902-798-8391 ext. 117
Email	<a href="mailto:spoirier@westhants.ca">spoirier@westhants.ca</a>
Mail	76 Morison Drive, PO Box 3000 Windsor NS B0N 2T0
Drop box	Regional office at 76 Morison Drive



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